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Map

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Block

0003.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 761,700 /

USE VALUE: 761,700 /

ASSESSED: 761,700 /

Total Card /

Total Parcel

761,700

761,700

761,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
69		RIVER ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: VELONA GERARD M/ TRUSTEE

Owner 2: GERARD M VELONA FAMILY TRUST

Owner 3:

Street 1: 69 RIVER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: VELONA GERARD -

Owner 2: -

Street 1: 69 RIVER STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6090		Sq. Ft.	Site		0	80.	0.99	1									482,162						482,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6090.000	279,500		482,200	761,700
Total Card	0.140	279,500		482,200	761,700
Total Parcel	0.140	279,500		482,200	761,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		440.80	/Parcel: 440.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,500	0	6,090.	482,200	761,700		Year end	12/23/2021
2021	101	FV	270,500	0	6,090.	482,200	752,700		Year End Roll	12/10/2020
2020	101	FV	270,600	0	6,090.	482,200	752,800	752,800	Year End Roll	12/18/2019
2019	101	FV	224,300	0	6,090.	512,300	736,600	736,600	Year End Roll	1/3/2019
2018	101	FV	224,300	0	6,090.	373,700	598,000	598,000	Year End Roll	12/20/2017
2017	101	FV	224,300	0	6,090.	325,500	549,800	549,800	Year End Roll	1/3/2017
2016	101	FV	224,300	0	6,090.	277,200	501,500	501,500	Year End	1/4/2016
2015	101	FV	207,000	0	6,090.	271,200	478,200	478,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VELONA GERARD,	71432-247	1	8/6/2018	Convenience		1	No	No	
VELONA GERARD &	69947-359		9/18/2017	Estate/Div		1	No	No	
BECKWITH ANTHON	29730-384		1/29/1999		240,050	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	714	Re-Roof	6,610	C				
12/4/2014	1659	Redo Bat	15,000					Remodel 2 bathroo
6/2/2003	446	Renovate	43,000					
2/11/1999	73	Re-Roof	2,500					REROOF
11/6/1998	768	Wood Dec	3,000					ADD 12X17 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Permit Insp	PC	PHIL C
4/10/2009	Meas/Inspect	372	PATRIOT
4/12/2000	Inspected	263	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/17/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

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